008.0	0002	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,800 / 841,800
					USE VALUE:	841,800 / 841,800
					ASSESSED:	841,800 / 841,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MARION RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRACEY BRIAN H/LAURA S
Owner 2:	
Owner 3:	
Street 1:	25 MARION RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAAS FLORA E -
Owner 2:	-
Street 1:	321 VINE STREET
Twn/City:	STAUNTON
St/Prov:	VA Cntry:
Postal:	24401

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6199.000	351,900	5,100	484,800	841,800
Total Card	0.142	351,900	5,100	484,800	841,800
Total Parcel	0.142	351,900	5,100	484,800	841,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.02 /Parcel: 411.02

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7334

GIS Ref

GIS Ref

Insp Date 10/06/17

!789!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0002-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	351,900	5100	6,199.	484,800	841,800		Year end	12/23/2021
2021	101	FV	341,000	5100	6,199.	484,800	830,900		Year End Roll	12/10/2020
2020	101	FV	341,000	5100	6,199.	484,800	830,900	830,900	Year End Roll	12/18/2019
2019	101	FV	258,500	5100	6,199.	515,100	778,700	778,700	Year End Roll	1/3/2019
2018	101	FV	258,500	5100	6,199.	375,700	639,300	639,300	Year End Roll	12/20/2017
2017	101	FV	252,000	5100	6,199.	327,200	584,300	584,300	Year End Roll	1/3/2017
2016	101	FV	252,000	5100	6,199.	278,700	535,800	535,800	Year End	1/4/2016
2015	101	FV	245,700	5100	6,199.	272,700	523,500	523,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:01:17

LAST REV

Date	Time
10/18/17	15:29:07
apro	
789	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAAS FLORA	33893-432		10/24/2001		391,000	No	No		
SUMNER HAAS JUD	27682-186		9/17/1997	Family	10	No	No		A

USER DEFINED

Prior Id # 1:	7334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/10/2013	42	Manual	14,220	C				
3/1/2012	179	New Wind	20,000					
10/31/2011	1388	Addition	100,000					MUDRM / BATH / W/D
8/27/2001	585	Wood Dec	3,400	C				REPLACE EXISTING W

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/4/2009	Meas/Inspect	197	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6199		Sq. Ft.	Site		0	80.	0.98	1									484,777						484,800	

Total AC/HA:	0.14231	Total SF/SM:	6199	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,777	Spl Credit		Total:	484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28176892
Const Adj.:	0.99989998
Adj $ / SQ:	166.613
Other Features:	84490
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432252
Depreciation:	80399
Depreciated Total:	351853

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

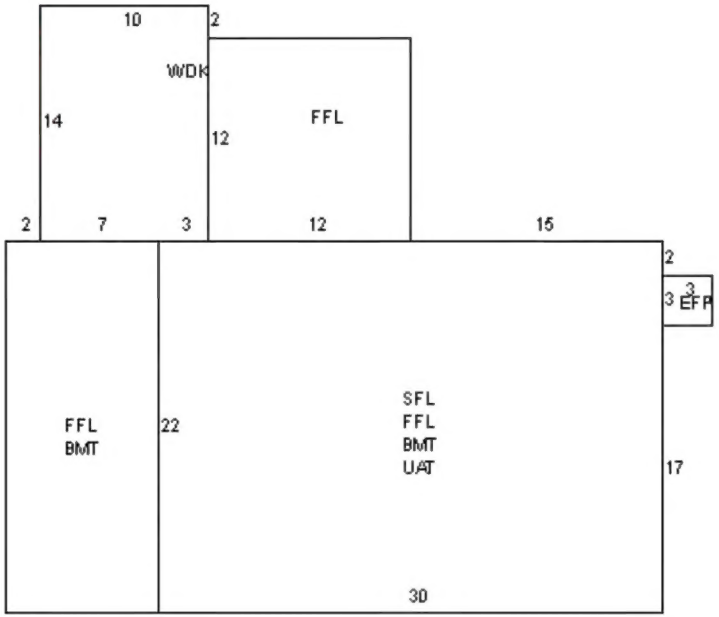
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.61
Special Features:	0	Val/Su Net:	124.17
Final Total:	351900	Val/Su SzAd	211.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,002	166.610	166,947
BMT	Basement	858	66.850	57,360
SFL	Second Floor	660	166.610	109,965
UAT	Upper Attic	165	66.650	10,996
WDK	Deck	140	13.140	1,840
EFP	Enclos Porch	9	72.590	653

Net Sketched Area:	2,834			Total:	347,761
Size Ad	1662	Gross Area	3329	FinArea	2048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	45	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc